

## Ramona

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### Key Issues

- Many vacant parcels of commercial land on Main Street are constrained by vernal pools, although surplus of developable commercial land is still sufficient to meet projected need
- Industrial properties near town center are constrained by floodplain and wetlands
- Industrial properties near Ramona airport are constrained by sensitive habitat
- The ongoing Town Center planning workshops will determine the final mix and intensities of commercial land uses for Ramona

### Planning Group Direction

- The commercial area shall be limited to the area between Etcheverry and Third Streets. Any new commercial lands should widen rather than extend the commercial strip
- Widen the commercial area for one block bounded by 16th, Day, La Brea, and Main Streets
- Industrial area to exclude the Santa Maria Creek and expand north to Poplar Street
- Explore alternative industrial sites that are not constrained, have adequate traffic infrastructure, and that offer minimal impact to surrounding residential neighborhoods

### Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction and the continuation of the Town Center workshops to determine the final non-residential land use mix for the town center area.

- The addition of new industrial lands (north to Poplar Street) is intended to replace lands in the floodplain. Although the resulting total is consistent with the ERA needs analysis, there is little flexibility if market forces require more space than is projected

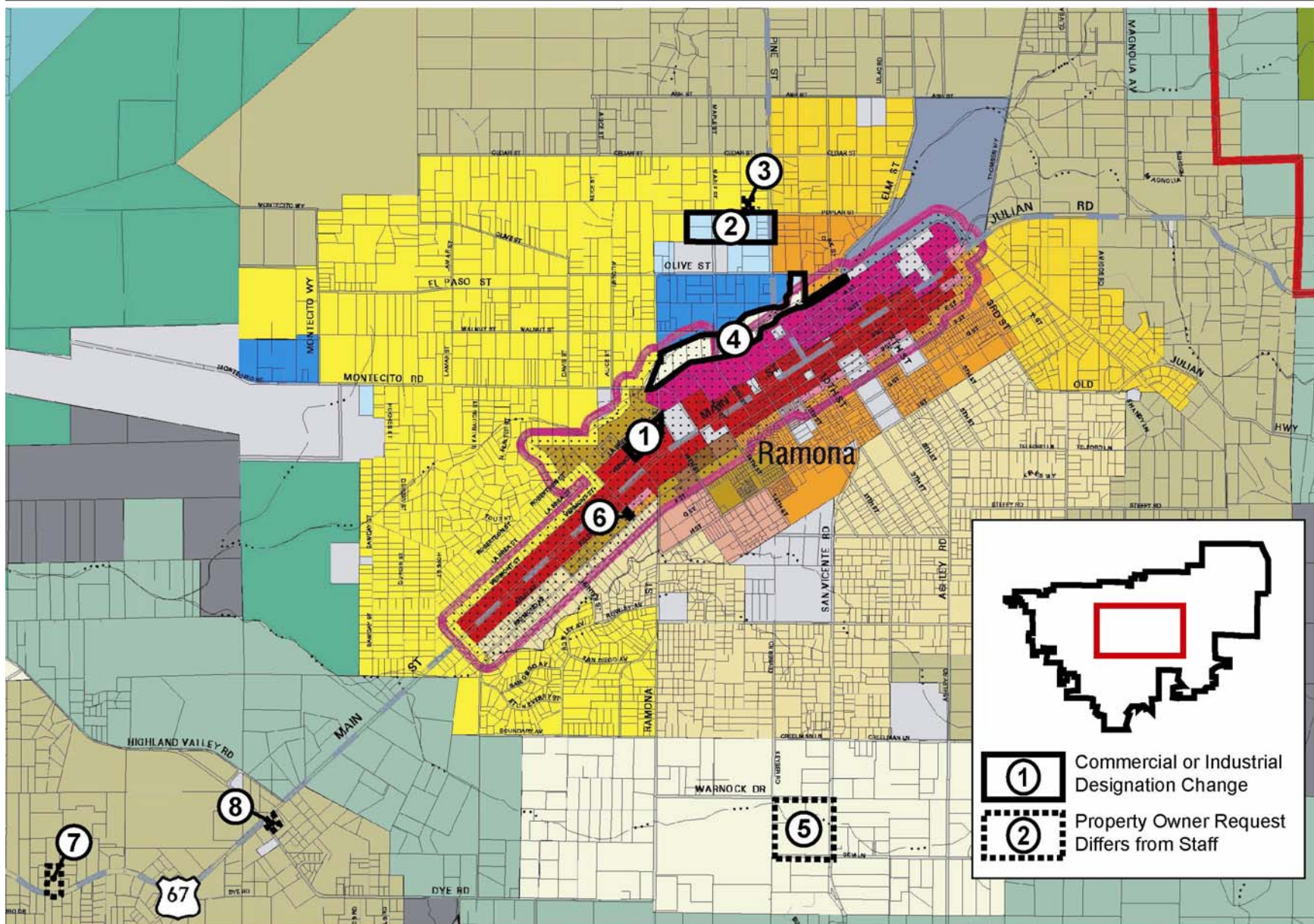
### ERA Needs Analysis (all numbers in acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	103	274	171	324	220
Industrial	72	341	269	179	107
Office	30	133	103	64	34

*Note: All numbers are rounded to the nearest whole number*

*Source: Economics Research Associates, County of San Diego*

## Ramona (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
1	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted  (request by <b>Monetta</b> at CPG subcommittee meeting)	<i>Total Area:</i> 6.4 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (8) Village Residential	<ul style="list-style-type: none"> <li>• Located within village center</li> <li>• Discourages strip commercial development by proposing a designation that would widen rather than lengthen existing commercial district,</li> <li>• Area surrounded on three sides by commercial development</li> </ul>
2	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> 27.36 acres  <i>Current Use:</i> Estate Residential; Agricultural  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>• An area is needed to replace industrial lands removed due to environmental constraints</li> <li>• Adjacent to existing industrial district and low-density residential area. Further expansion of industrial use to the north would create conflicts with residential land uses.</li> <li>• Within service areas for water and sewer</li> </ul>
3	(SR-1) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	(I-1) Limited Impact Industrial ( <b>Encinas</b> )	<i>Total Area:</i> Approx. 1.14 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (19) Intensive Agriculture	<ul style="list-style-type: none"> <li>• Area has current residential uses</li> <li>• Potential for conflicts with neighboring residential</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
4	(SR-4) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	No recommendation submitted	<p><i>Total Area:</i> 52.93 acres</p> <p><i>Current Use:</i> Industrial; Undeveloped</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (16) General Industrial</p>	<ul style="list-style-type: none"> <li>Impacted by floodway of Santa Maria creek</li> <li>Existing industrial uses would become non-conforming uses and be governed by the provisions in the Zoning Ordinance</li> </ul>
5	(SR-4) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	<p>(C-1) General Commercial</p> <p>(I-1) Limited Impact Industrial <b>(Monetta)</b></p>	<p><i>Total Area:</i> 37.98 acres</p> <p><i>Current Use:</i> Agricultural</p> <p><i>Existing GP:</i> (19) Intensive Agricultural</p>	<ul style="list-style-type: none"> <li>Located outside Village area</li> <li>Inconsistent with Community Plan Policy</li> <li>Potential to encourage 'leapfrog' development</li> <li>Owner has a GPA project submitted to DPLU for General Commercial and Limited Impact Industrial which will continue to be reviewed separately</li> </ul>
6	(C-2) Office Professional	Group has supported variance to allow for requested use but not a General Plan change	(VR-7.3) Village Residential <b>(Quisenberry)</b>	<p><i>Total Area:</i> Less than 0.5 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (11) Office Professional</p>	<ul style="list-style-type: none"> <li>Request is to allow for a single-family home</li> <li>Surrounded by Office-Professional designation; change would require a larger area to be re-designated</li> <li>Proposed use could be permitted without the requested change. It requires a change to the building type designator</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
7	(SR-2) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	Commercial (Vengler)	<i>Total Area:</i> 4.78 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> <li>• Located outside Village area</li> <li>• Inconsistent with Community Plan Policy</li> <li>• Current use is non-conforming</li> </ul>
8	(SR 2) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	Commercial or Industrial (Lemus)	<i>Total Area:</i> 1.1 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> <li>• Located outside Village area</li> <li>• Located at high-traffic intersection (Highway 67 and Dye Rd). Access to a commercial use would cause significant traffic impacts.</li> <li>• No demonstrated need for use requested</li> </ul>